



**EDENTON-CHOWAN
PLANNING AND INSPECTIONS DEPARTMENT**

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Chowan County Planning Board Minutes

October 21, 2003

7:00 p.m.

County Commissioners' Room

Roll call was taken: Lia McDaniel, Roger Spivey, & Jim Leggett were present.

Staff Present: Peter Rascoe, Special Projects Director, and Elizabeth Bryant, Planning Director, were present.

Chairman Roger Spivey called the meeting to order.

The minutes from the September 16, 2003 meeting were approved as written.

Old Business

Chowan County Subdivision Regulations -- Family Exemption Policy

Mr. Peter Rascoe explained his memorandum to the Board members present, stating that at their meeting, he, Ms. Bryant, County Manager Cliff Copeland, and Land Records Supervisor Gail Forehand came to the conclusion that excluding small tract landowners from the family exemption would be an unfair practice. Mr. Rascoe suggested that a disclaimer, which could be added to a plat and/or deed of a property to be purchased, might be a solution for notifying property owners that further subdivision of adjacent property is a possibility.

Ms. McDaniel suggested that staff meet and discuss the possibility of such a disclaimer and present such to the Board at their next meeting.

Chairman Spivey asked Ms. Bryant if she felt the suggested disclaimer would address the issue. Ms. Bryant stated that the family exemption has not created an enforcement problem at this point, but that more complex regulation of the exemption could create an enforcement issue. Ms. Bryant felt that the disclaimer would notify property owners of the possibility of such an exemption.

The Board directed staff to present an example of such a disclaimer at the November meeting.

New Business

Hurricane Isabel Report

Ms. Bryant reported on the status of Hurricane Isabel recovery efforts, and suggested that the Board members try to attend the October 28, 2003 Community Forum held to discuss Hurricane Isabel issues. Mr. Rascoe also reported on the status of the debris removal effort, and indicated that the time for pick-up had been extended to November 12, 2003.

Ms. McDaniel and Mr. Leggett praised the County, Town, and volunteer effort in restoring normalcy after the storm.

Ms. McDaniel asked when damaged properties would cease consideration as a recovery effort and become a nuisance enforcement issue, as she worried that some owners of damaged property would abandon the property rather than repair or replace it. Ms. Bryant stated that staff would certainly discuss the timeline for such an issue.

With no further business, the meeting was adjourned.